

**Lyme Planning Board Minutes**  
**March/10/2016**

Board Members and Staff Present: John Stadler, Chair; Tim Cook, Vice Chair; C Jay Smith, Select Board Representative; Vicki Smith, Member; David Robbins, Planning and Zoning Administrator.

Board Members Absent: Freda Swan, Alternate Eric Furstenberg, Member;

Members of the Public Present: Amber Boland, Liz Ryan Cole, Rich Brown

**Item 1: Discussion of Changes to the Zoning Ordinance with the Pinnacle Project.**

Liz and Rich of, the Pinnacle Project, wanted to discuss zoning changes they would like to see. They felt more should be done to encourage the construction of energy efficient buildings. Liz stated that there should be accommodations made for people who want to use more insulation in the walls. She and Rich both felt that people have to sacrifice living space to make a building more energy efficient because of the building footprint regulations. Liz also stated that the ordinance made placing multiple units in the same building in order to share the heating and cooling costs very difficult.

Vicki noted that she was currently adding insulation to her existing house and had to take some of her existing living space to accommodate the thicker walls. However she did not agree that footprint requirements should be eased to help her do it. She also disagreed with Liz's assertion that the ordinance did not allow for multifamily buildings. She referred to the conversion section that allowed for up to six units.

Liz stated her opinion that the number of units was also a hindrance to people who wanted energy efficient homes, especially if they wanted new construction. She felt that the ordinance only allowed for new single family homes.

John said he would consider any proposal that seemed a benefit to Lyme. If it happened to benefit Pinnacle as well, that was fine with him. However he would not support changes that would only serve Pinnacle's aims to the detriment of the Town. He pointed out that there are several ways to create multifamily housing in Lyme. He felt that an issue for the Pinnacle Project was too much density. A big concern for him and the rest of the Board is that any changes to the ordinance that would allow a greater density for the Pinnacle Project would also have to apply to all the properties in the district. This could lead to development that the Town does not have infrastructure to support. One of the basic premises of zoning is to guard against this type of problem. All agreed that any proposals Liz and Rich might like to share should be given to the Planning and Zoning Administrator so that the Board could consider them ahead of time.

**Item 2: Acceptance of minutes from February/25/2016**

Vicki moved to accept the minutes with Tim's corrections.  
Tim seconded the motion.  
John called for a vote and the motion passed unanimously.

### **Item 3: Site Plan Review Regulations.**

Vicki suggested that some minor projects could be exempt from Site Plan Review or be reviewed by the Zoning Administrator. She passed out a copy of language from Hanover, NH. The Board discussed the suggestion and decided to consider it as a change to the Site Plan Review Regulations.

### **Item 4: Lyme Common District Review.**

The Board discussed the parking issues in the Lyme Common District, specifically the defeated proposal from Town Meeting allowing the school to expand their parking into the Little Town Common. Vicki suggested, and the Board agreed that they should invite Jeff Valence, the school's principal, to a meeting to talk about the schools parking issues. The Board agreed to add parking issues for the school to the overall review of the Lyme Common District.

To start the review John suggested the following criteria:

Number of Housing Units.

Capacity of each lot for future development, including septic and water supply potential.

John suggested that the Board invite Mike Mundy, the Fire Chief and officer of the Lyme Water Association, to discuss the present capacity of the Associations wells and any issues that the Fire Dept. may have with expansion in the Common District. John volunteered to ask Mike to attend a meeting.

Vicki suggested that it may be helpful to have a map of the properties in the Lyme Common District. The Zoning Administrator agreed to create maps for this review and would have a draft ready for the next meeting.

### **Item 4: Changes to the Zoning Ordinance.**

Vicki noted that due to a recent court decision (Gilbert) the sign section of the Zoning Ordinance may need some changes. She thought that Town Council should review the section and suggest any needed changes.

John noted that the Board had added an objective to the Conversion clause that had not been sent to the 2016 Town meeting. He wanted to ensure that it was added to this year's warrant.

**Item 5: Changes to the Subdivision Regulations.**

John reminded the Board, that last year while reviewing the Agricultural Soils section of the Zoning Ordinance, the Board had decided they should amend the subdivision regulations (and possibly amend the Zoning Ordinance) to create building envelopes for lots undergoing subdivision where the agricultural soils would make building placement challenging.

The meeting adjourned a 9:02 pm.

Respectfully Submitted

David A. Robbins

Lyme Planning and Zoning Administrator.